

**KNOWN INTERESTED PARTY NOTICE OF APPLICATION FOR A PUBLIC
AUCTION OF A CERTIFICATE OF OPTION FOR TREASURER'S DEED**

Tax Lien Sale Certificate No. TS#2021-12246 ____

Schedule/Account No. 294514256002 _____

Treasurer's Deed No. TS#2021-12246 _____

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the Same was Taxed or Specially Assessed, and to all Persons having an Interest or Title of Record in or to the said Premises and To Whom It May Concern, and more especially to:

TYPE PARTIES HERE

Novel Cup, LLC, a Colorado Limited Liability Company

C/O Kara Kyle

920 Squire Ct

Fruita, CO 81521

Buffalo Plains 22, LLC

100 Riverside Ave, Ste 400

Jacksonville, FL 32204

Trailhead Coffee Bar

C/O Jennifer Hoke

1205 Blair Rd

Whitewater, CO 81527

Revolving Loan Fund

2591 Legacy Way

Grand Junction, CO 81503

Lara Seitz



110 Teller Ave

Grand Junction, CO 81501

Buffalo Plains 22, LLC

100 Riverside Ave, Ste 400

Jacksonville, FL 32204

You and each of you are hereby notified that on the 29th day of October, 2021 the then County Treasurer of the County of Mesa, in the State of Colorado, sold at public tax lien sale to Fig CO19, LLC (COP HOLDER) the following described real estate situate in the County of Mesa, State of Colorado, to wit:

LEGAL DESCRIPTION: IMPS ON LOCATED IN LOT 1 CENTRAL LIBRARY SUB SEC 14 1S 1W UM RECD 11/25/2014 R-2707927

and said County Treasurer issued a certificate of purchase therefore to Fig CO19, LLC (COP HOLDER). That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2020. That said real estate was taxed or specially assessed in the name(s) of

Novel Cup LLC (PROPERTY OWNER)

(If assigned) That on the Buffalo Plains 22, LLC 29th day of October, 2021 said Fig CO19, LLC, assigned said certificate of purchase of Tax Lien to Buffalo Plains 22, LLC.

That said Buffalo Plains 22, LLC (LAWFUL HOLDER) on the 5th day of December, 2024 the present holder of said certificate, has made request upon the Treasurer of said County by presenting an Application for a Public Auction of a Certificate of Option for Treasurer's Deed pursuant to C.R.S. 39-11.5-101 for initiation of the process for a deed to said real estate; Notice Is Hereby Given that on the first possible Auction date (unless the Auction is continued) at 10:00 A.M. (TIME) a.m. on Thursday, May 29th (DATE) 2025, at ONLINE AT [:https://mesa.treasurersdeedsale.realtaxdeed.com/](https://mesa.treasurersdeedsale.realtaxdeed.com/) (LOCATION), Colorado, I will sell at Public Auction to the highest and best bidder for cash, the said real property and all interest of said Lawful Holder, Lawful Holders' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Application for a Public Auction of a Certificate of Option for Treasurer's Deed, plus



fees, expenses of sale and other items allowed by law, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

When no publication is required: List 4-week posting period and locations of postings.

First Publication: 03/26/2025 (DATE)

Last Publication: 04/09/2025 (DATE)

Published in: Grand Junction Daily Sentinel (NEWSPAPER)

*You may track the Public Auction date on the Treasurer's website: <http://www.mesacounty.us/departments-and-services/treasurer/treasurers-deed>

Said property may be redeemed at any time prior to the actual Public Auction.

Witness my hand this 31st day of January, 2025.



County Treasurer